

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Jeffrey Howarth Fee Paid _____

Address 654 MCLEAN RD Phone 607.543.2197

Cortland NY 13045

PROPERTY OWNER

Name Keith Adam Mate Gutches Phone _____

Address 1143 - 1145 State Route 13 Cortland NY 13045

PROPERTY INFORMATION

Location of property Cortlandville

Tax Map No. of Parcel 112289-096-005-0001-015-000-0000

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION _____

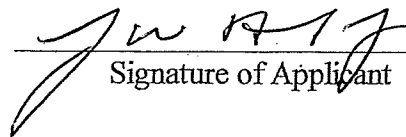
IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT Cortlandville

PROJECT DISCRPTION New purchase

Information to be included will be drawn from a checklist in Article XIV of the Cortlandville Zoning Law.

DATE OF APPLICATION 1/21/19


Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>Jeff Howarth</u>			
Project Location (describe, and attach a location map): <u>Relocation of existing business (Fleetwash)</u>			
Project Location (describe, and attach a location map): <u>1143-1145 State Route 13 Cortland, NY 13045</u>			
Brief Description of Proposed Action: <u>Relocation of business from Homer NY to a larger facility to house and dispatch trucks and run a repair facility.</u>			
Name of Applicant or Sponsor: <u>Jeffrey Howarth</u>		Telephone: <u>607.543.2197</u>	E-Mail: <u>Fleetwash34@hotmail.com</u>
Address: <u>654 McLean Rd</u>			
City/PO: <u>Cortland NY</u>		State: <u>NY</u>	Zip Code: <u>13045</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>1.65</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jeffrey W Howard</u>		Date: <u>1/19/19</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. 96-05-01-15-000
(Tax Map Number)

Date: _____

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052

Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: _____ Bulk – Article _____ Section _____
_____ Use – Article _____ Section _____

Special Permit: Article _____ Section _____

Conditional Permit: Article _____ Section _____

Site Plan Review: Article _____ Section _____

Reason(s) for request: _____

Is the above action a **Type 1** _____, **Type 2** _____, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: Jeffrey W. Howarth

Owners name (if different): _____

Date of acquisition: Pending

Address: 1143-1145 State Rte 13, Cortland, NY 13045

State: New York Zip: 13045

Phone Number: 607-543-2197 Fax Number: 607-662-0221

2. A Site Plan Map showing:

- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
- b. North Arrow
- c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
- d. Layout Plan Showing buildings, parking and available utilities
- e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
- f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
- g. Location Map at 1"=1000' scale
- h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water Yes District Cortland Sewer Yes District Cortland
Fire Protection yes District Cortlandville, Refuse Collection N/A
Special services required: N/A

5. Does Site Plan conform to municipal master plan? yes If not why? _____

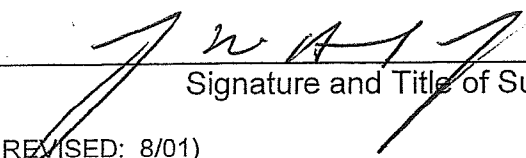
6. Does Site Plan conform to county land use plan? yes If not why? _____

7. School District: Cortland

8. Projected energy consumption: _____ Type: electric / natural gas

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period): 12-18 (varies)

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.



Signature and Title of Submitting Official

(REVISED: 8/01)

JEFFREY W. HOWARTH

141 N. MAIN ST•HOMER NY 13077

607-423-6119• 607-543-2197

Email: jeffh@fleetwash.com

To Whom It May Concern:

My name is Jeffrey Howarth and I am presently the owner of Tech Check and the Upstate NY Operations Manager for Fleetwash, Inc. I started a business in 1994 called Sparkle Wash which was located on Clinton Ave in the City of Cortland. Sparkle Wash was an on-site washing company that had the ability to wash vehicles on site, meaning at the location the customer parked their vehicles.

In 2003, I sold Sparkle Wash to Fleetwash, Inc. With the sale I was able to expand the business and go from having 1-2 employees to now 20-25 employees. Also, able to move Fleetwash to its present location (141 N. Main St., Homer NY 13077). Fleetwash is a national company and a leader in environmental cleaning.

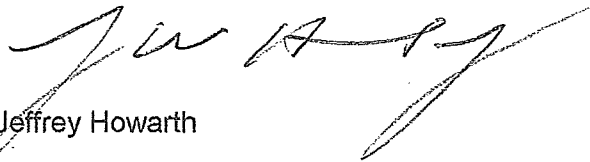
In 2014, I started Tech Check, who's main priority was and still is the maintenance and repairs of Fleetwash vehicles. There is some outside maintenance and repair of private vehicles, but that is limited.

We are registered NYS MV Inspection Station 7116366 and according to Cortlandville Code 178-45 question 4 these are our responses:

- 4a. There are no floor drains in the repair facility and no plans to add any drains.
- 4b. Does not apply.
- 4c. Currently all degreasing and cleaning solvents are in original containers and all used chemicals are disposed of thru Safety Kleen.
- 4d. All waste oil currently stored in approved containers and disposed of thru Safety Kleen.
- 4e. Already in place at the Homer facility. Will be transferred to this facility and laced in an appropriate area that has existing concrete floor.
- 4f. Already in place at the Homer facility and will be transferred.
- 4g. In place at Homer facility to be transferred.

At this time our business has outgrown our present facility and are looking to move to the 1143-1145 State Route 13 location. With this move our hope is to have a facility better suited for the businesses and hopefully continue our expansion and growth in the Cortland area.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jeffrey Howarth', written in a cursive style.

Jeffrey Howarth

Upstate NY Operations Manager

Fleetwash, Inc.

geologist, hydrogeologist, engineer, or other qualified expert trained and experienced in hydrogeology.

- (b) Frequency of required water quality sampling from monitoring wells shall be determined on a site-specific basis.
- (c) Access to monitoring wells shall be provided to employees of the Cortland County Health Department for purposes of any additional water quality sampling deemed appropriate.

(4) Vehicular servicing, including but not limited to automotive repair stations, body shops and rustproofing operations, is allowed within the Aquifer Protection District, provided that the following requirements are met:

- (a) Floor drains must be connected to a holding tank or sanitary sewer equipped with an oil and grit separating tank. ✓
- (b) Wastes collected in a holding tank must be disposed of through a licensed waste hauler. ✓
- (c) Waste degreasing solvents must be stored in drums or a holding tank and disposed of through a licensed waste hauler. ✓
- (d) Waste oil must be stored in tanks or drums for disposal by a licensed waste hauler. ✓
- (e) Storage facilities for tanks and/or drums require coated concrete floors and dikes to retain accidental spills or leaks; a permanent roof to protect tanks or drums and to prevent precipitation from entering dikes. Drums should be sealed, and tanks and drums must be located away from floor drains. ✓
- (f) Large drip pans should be kept beneath drums which have spigots and are stored in horizontal position on racks. ✓
- (g) Potentially contaminated scrap, including but not limited to scrap parts, batteries and used filters shall be stored in proper containers to prevent environmental release of contaminants. ✓

(5) Pesticides.

- (a) Application of pesticides, herbicides fungicides, or chemical fertilizers shall be performed in accordance with the recommendations and label of the manufacturer.
 - (b) Property owners who enlist the services of a commercial pesticide, fungicide, or herbicide applicator shall ensure that the applicator is certified and licensed by the New York State Department of Conservation.
- (6) Conversion of a one-family house using a septic tank to a two-family house using a septic tank requires the approval of the Cortland County Health Department.

Future Fleetwash / Tech Check Site

Owner: Jeffrey Howarth



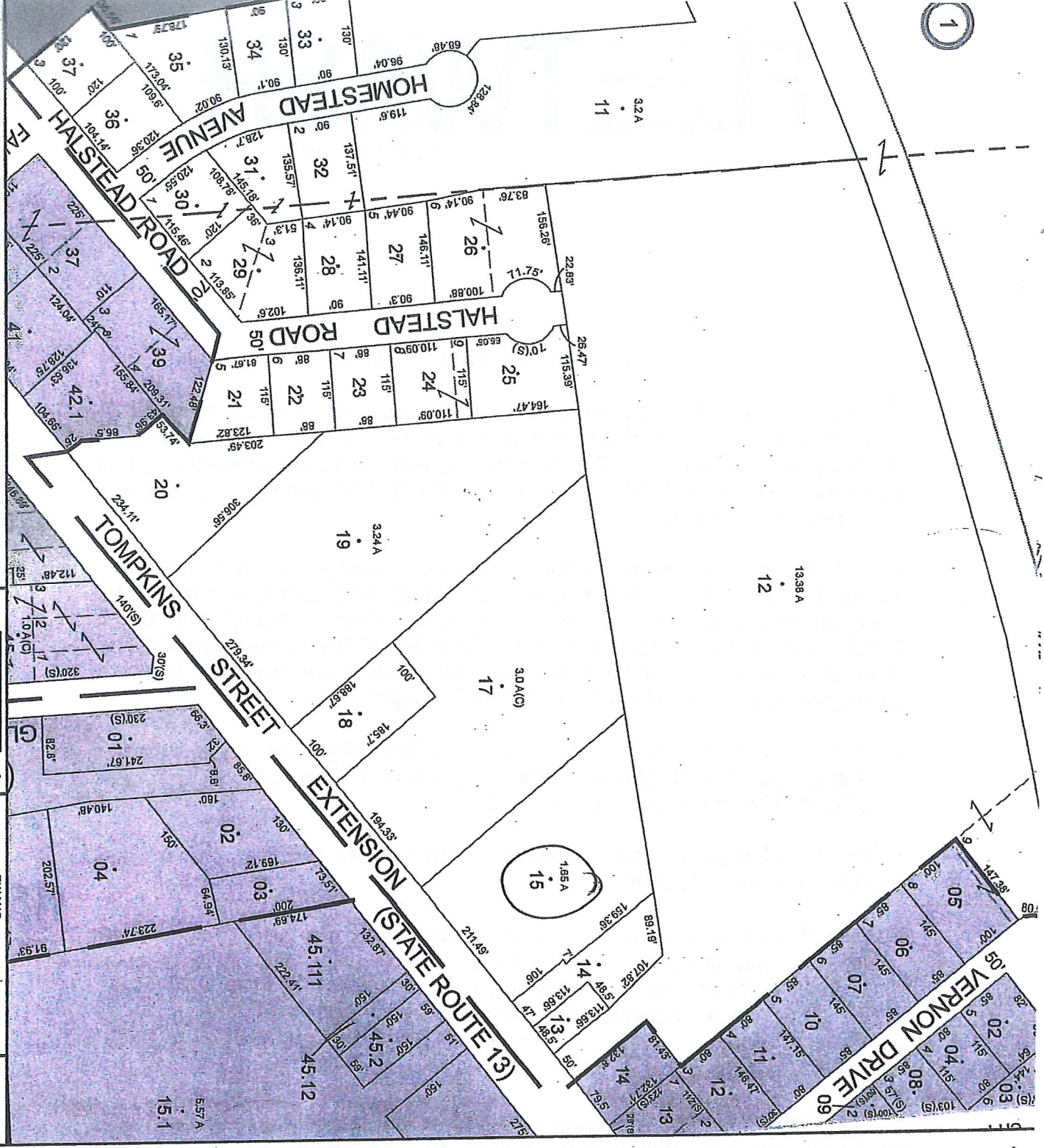
A: Parking Spaces (20 @ 10'x20' spaces) gravel

B: Parking Spaces (20 @ 10'x20' spaces) gravel

A & B 200' from NW corner of property. All parking spaces 20' from property line.

"Not to Scale"





TOWN LINE
 CITY OR VILLAGE LINE
 BLOCK LIGHT
 GREAT LEFT LINE
 HIGHWAY DISTRICT LINE
 WATER DISTRICT LINE

LEGEND

FIRE DISTRICT LINE
 COMMON OWNER
 TAX MAP BLOCK NO.
 TAX MAP PARCEL NO.
 FILED PLAN LOT NO.

SEWER DISTRICT LINE
 CALCULATED ACREAGE
 DEED ACREAGE
 SCALED DIMENSION
 DEED DIMENSION
 COORDINATE LOCATOR

GREAT LOT NO.
 73A(C)
 173A
 220(C)
 173Z

85.20	86.17
85.08	86.06
85.12	86.09
85.10	86.10

TAX MAP
 TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NEW YORK

GRAPHIC SCALE
 1" = 200'

MAP DATE
 3/30/2018

96.05



COMPANY BACKGROUND

FLEETWASH has been in the mobile washing business for over 43 years. It was founded as a truck washing business in New Jersey and grew to a full service power-washing company in 43 states, many with multiple locations, from coast to coast. FLEETWASH is an Equal Opportunity Employer, employing over 1100 people nationwide.

FLEETWASH has operated its business so successfully that the founders Vito DiGiovanni and James DiCarlo were honored in 1998 as the Winners of the "Entrepreneur of the Year" award sponsored by "Ernst & Young" and "Merrill-Lynch" and were also inducted into the Seton Hall Entrepreneur Hall of Fame. This success is the direct result of total involvement from all levels of management in each and every FLEETWASH project.

FLEETWASH is the front-runner for environmentally safe power washing operating the largest power washing company in the USA. Last year FLEETWASH cleaned over 8 million vehicles.

FLEETWASH was granted a patent on their water recovery process and equipment on July 14, 2009.

FLEETWASH has developed and perfected water recovery systems and procedures that are now a part of the everyday "S-O-P". This recovery procedure, outlined below, is followed in all facets of power washing. FLEETWASH carries general liability insurance in excess of \$25 million and an additional Pollution Liability Insurance policy of \$2 million for customer protection.

FLEETWASH assumes full responsibility for the isolation, collection, safe transportation, and final elimination of all wash water involved in our washing process.

Please visit our web-site at www.fleetwash.com



James DiCarlo, Chief Environmental Compliance Officer

ENVIRONMENTALLY ACCEPTED VEHICLE WASHING

Trucking companies have come under increasing pressure from State, Federal, and Local authorities to comply with the "Clean Water Act" and other regulations concerning vehicle washing. This issue becomes more of a concern when the terminal or facility is located near a stream or tidal area or where the runoff enters a storm drain.

Present regulations do not prohibit power-washing although some people may be under that impression. The thrust of all environmental regulations is to prevent the discharge of certain contaminants such as hydrocarbons, fuel, oil and oily residues and heavy metals often found in effluent wash water, from entering into storm drains.

Our patented procedure of water recovery prevents any illegal discharge.

THE FLEETWASH PROPOSAL

The FLEETWASH objective is to provide vehicle and property owners with simple, low cost procedures that will allow them to power-wash without violating any environmental regulations.

The use of our recovery system eliminates the need for any local or state permitting since there is no discharge to any storm drain or groundwater.

This procedure can be used on any impervious surface without any high capital investments.



PROCEDURE

The basis of the FLEETWASH procedure for wash water handling is simply to isolate or segregate the effluent water draining off washed vehicles or structures. ***The water is collected for every wash.*** This water is then pumped into our tank unit and removed from your premises. It is transported to our facility for subsequent treatment and disposal.

The water collection is accomplished by placing a temporary sealing cover over existing drains, and allowing the effluent water to pool in that area. We then place our vacuum system in the pool and pump the water into our recovery tank.

Where there is no existing drain, we can create a temporary pool virtually anywhere in the yard using absorbent booms or temporary curbing. With the use of suction pumps and wet vacs, we are able to eliminate most of the water from the ground. **Washing will only be performed on an impervious surface that is in good condition. Water collection can not be done properly on gravel or dirt, therefore no washing can be done under these conditions without the addition of a rubber mat. All wash and rinsedown water is collected.**

All collected water is transported back to our facility, in FLEETWASH vehicles bearing our licenses. All wash water is then placed in our filtration system. The oily residue is separated and the remaining waste water is filtered and discharged to a permitted sanitary drain.

This entire system has been reviewed and approved by the D.E.P. in New Jersey, the D.E.C. in New York, the D.E.R. in Pennsylvania, the D.O.E. in Maryland and the D.E.P. in Florida. The process has been reviewed by several other States or Regions including: Connecticut, Massachusetts, Rhode Island, West Virginia, Virginia, North Carolina, South Carolina, Georgia, Tennessee, Kentucky, Mississippi, Louisiana, Texas, Arizona, Oregon and California.

The water we remove from your premises is not classified as a hazardous waste. This water is taken to our facilities where the oil is separated and the remaining water is filtered and discharged to a permitted sanitary drain. Since this material is not hazardous there is no need for a manifest. FLEETWASH will provide you with a receipt for the water removed from your property. The small amount of oil separated from your waste water is put into our waste oil tank and picked up by a licensed waste oil hauler. We will provide you with paid receipts for the waste oil removed from our facility, upon request.